

CARMEL REDEVELOPMENT COMMISSION Meeting Wednesday, March 18, 2020

ATTENDANCE:

President	Bill Hammer	Present
Vice President	Dave Bowers	Present
Secretary	Bill Brooks	Present (Telephonically)
Member	Adam Campagna	Present
Member	Jeff Worrell	Present
Member	Katie Browning	Not Present
Executive Director	Henry Mestetsky	Present
Deputy Director	Jenell Fairman	Not Present
Finance Manager	Michael Lee	Present
Project Manager	Larysa Glaspie	Not Present
Office Manager	Rachel Finn	Not Present
City Attorney	Douglas Haney	Not Present
Legal Counsel	Ryan Wilmering	Not Present

President Hammer called the meeting to order at 8:03 a.m.

The Pledge of Allegiance was recited.

Approval of Minutes

The February 19, 2020 minutes were presented. Mr. Campagna moved to approve the minutes. Vice President Bowers seconded. President Hammer asked Mr. Lee for a roll call vote.

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		
Adam Campagna	X		
Jeff Worrell	X		

Financial Matters

Mr. Lee stated the Commission's end of the month February balance totaled \$1,937,407 and, including the restricted funds, the balance totaled \$7,828,614.

Approval of Claims

Mr. Lee requested the Commission to approve the non-operating invoices in the amount of \$137,507.08.

Vice President Bowers moved to approve the claims, seconded by Secretary Brooks. President Hammer asked Mr. Lee for a roll call vote.

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		
Adam Campagna	X		
Jeff Worrell	X		

Approval of Change Orders – Action Item #1

Mr. Mestetsky asked that the Commission approve the change orders for the Hotel design project per State Board of Accounts requirements, in the amount of \$28,618 payable from the 902 fund.

Mr. Worrell moved to approve. Vice President Bowers seconded. President Hammer asked Mr. Lee for a roll call vote.

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		
Adam Campagna			X
Jeff Worrell	X		

Executive Director Reports with Update on Properties

Executive Director Mestetsky reported that construction projects are ongoing. The Hotel Carmichael project is progressing, and they have not seen any delays regarding the construction schedule. Generally, everything is moving forward, but they are reassessing the opening dates for the Hotel Carmichael. The CRC is following recommendations of the CDC, various government units, and the hotel manager.

The Redevelopment Commission staff are tracking the status of various projects and the different stages they're in. Director Mestetsky stated that there is a lot of uncertainty at this time but looking out over the horizon the hope is that everything will continue to operate as normal. The CRC is doing its best to keep up with things and provide everyone answers that they can.

Committee Reports

Finance Committee – none.

Architectural Review Committee – Secretary Brooks reported that the Committee met on March 2, 2020, and they reviewed Proscenium architecture and approved with comments. They also approved Hamilton West and the Carmel City Center Public Restrooms.

Old Business

None.

New Business

- a. **Action Item #2** – Declaratory Resolution 2020-07 RE: Lot One allocation area

Mr. Lee asked that the Commission approve the first step in creating the Lot One allocation area.

Mr. Campagna moved to approve. Vice President Bowers seconded. President Hammer asked Mr. Lee for a roll call vote.

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		
Adam Campagna	X		
Jeff Worrell	X		

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- b. **Action Item #3** – Approval of contract amendment for Monon architectural fees area.

Executive Director Mestetsky asked that the Commission approve an amendment to the contract with REA regarding the Monon urban section.

Vice President Bowers moved to approve. Mr. Worrell seconded. President Hammer asked Mr. Lee for a roll call vote.

Vote:	Yes	No	Abstain/Recuse
Bill Hammer	X		
Dave Bowers	X		
Bill Brooks	X		
Adam Campagna	X		
Jeff Worrell	X		

Other Business

None.

Adjournment

The Commission adjourned the meeting at 8:40 a.m.

The next regularly scheduled meeting is Wednesday, April 15, 2020, 6:30 p.m.